125.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,573,700 / 1,573,700
					USE VALUE:	1,573,700 / 1,573,700
					ASSESSED:	1,573,700 / 1,573,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-17	BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VENEZIANO DANIELE--TRUSTEE
Owner 2:	C/O BOSTON REALTY ASSOC.
Owner 3:	
Street 1:	1102 COMMONWEALTH AVENUE
Street 2:	BARTLETT AVE REALTY TRUST
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02215 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .288 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1920, having primarily Stucco Exterior and 4961 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	12556.000	856,700		717,000	1,573,700
Total Card	0.288	856,700		717,000	1,573,700
Total Parcel	0.288	856,700		717,000	1,573,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.25 /Parcel: 317.25

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 80469

GIS Ref

GIS Ref

Insp Date 05/10/18

!9690!

PREVIOUS ASSESSMENT

Parcel ID: 125.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	856,700	0	12,556.	717,000	1,573,700		Year end	12/23/2021
2021	104	FV	814,100	0	12,556.	717,000	1,531,100		Year End Roll	12/10/2020
2020	104	FV	813,600	0	12,556.	717,000	1,530,600	1,530,600	Year End Roll	12/18/2019
2019	104	FV	671,500	0	12,556.	756,800	1,428,300	1,428,300	Year End Roll	1/3/2019
2018	104	FV	671,500	0	12,556.	557,700	1,229,200	1,229,200	Year End Roll	12/20/2017
2017	104	FV	628,100	0	12,556.	533,800	1,161,900	1,161,900	Year End Roll	1/3/2017
2016	104	FV	628,100	0	12,556.	493,900	1,122,000	1,122,000	Year End	1/4/2016
2015	104	FV	519,700	0	12,556.	414,300	934,000	934,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:28:02

LAST REV

Date	Time
12/08/21	10:17:21
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9690

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VENEZIANO DANIE	24113-496		12/30/1993		1	No	No	F	

USER DEFINED

Prior Id # 1:	80469
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2021	1590	Add Bath	47,000	O				
5/10/2012	597	Temp Ten	1,000					
8/18/2011	885	Temp Ten	200					2 TENTS / 15X15 &
5/25/2011	495	Temp Ten						
9/8/2009	821	Temp Ten	1,418					
5/14/2009	346	Temp Ten	700					

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	MEAS&NOTICE	CC	Chris C
2/6/2009	Measured	336	PATRIOT
11/17/1999	Mailer Sent		
11/2/1999	Measured	266	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		12556		Sq. Ft.	Site		0	90.	0.63	10									717,010						717,000	

Total AC/HA:	0.28825	Total SF/SM:	12556	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 717,010	Spl Credit		Total:	717,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	4	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.88302261
Const Adj.:	1.04019594
Adj $ / SQ:	156.148
Other Features:	144000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1241523
Depreciation:	384872
Depreciated Total:	856651

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	7	Baths:	2	HB	1

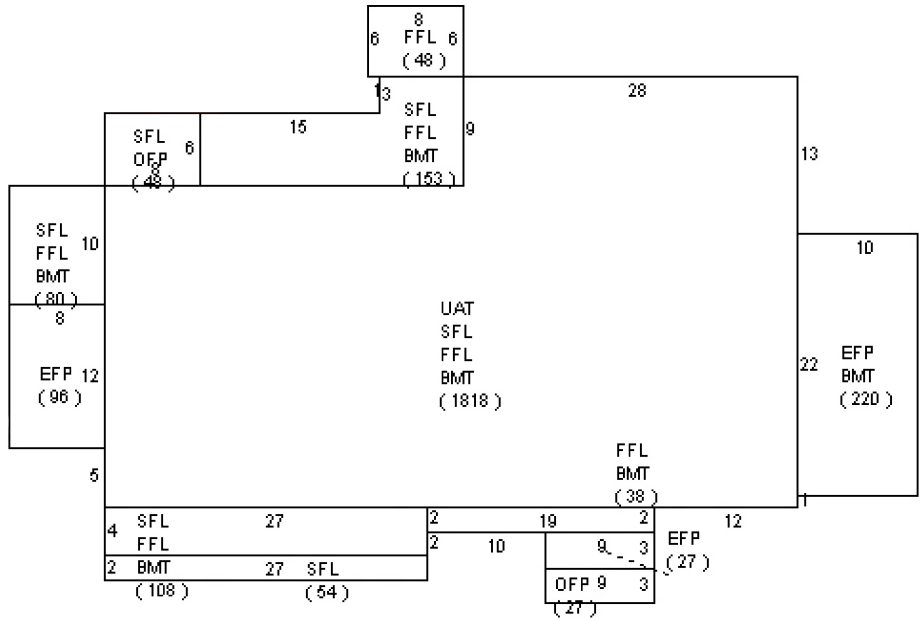
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	1
1	5	3	1
Totals			
2	11	7	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,417	46.840	113,223
SFL	Second Floor	2,261	156.150	353,050
FFL	First Floor	2,245	156.150	350,552
UAT	Upper Attic	455	109.300	49,678
EFP	Enclos Porch	343	36.580	12,545
OFP	Open Porch	75	40.050	3,004

Net Sketched Area:	7,796			Total:	882,052
Size Ad	4506	Gross Area	9159	FinArea	4961

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	188.94
Special Features:	0	Val/Su Net:	109.89
Final Total:	856700	Val/Su SzAd	190.12

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	